



49 High Street, Hythe, Kent CT21 5AD



ARAN HOUSE, CHURCH ROAD, HYTHE

£650,000 Freehold

An impeccably presented detached bungalow nestled on Hythe's picturesque lower hillside, within the sought after conservation area and moments from the town centre. Two double bedrooms, two bathrooms, kitchen/dining room, sitting room, study & utility. Gardens, Parking & Garage. EPC C.



**Aran House
Church Road
Hythe
CT21 5DP**

**Entrance Vestibule, Entrance Hall, Kitchen/Dining Room,
Sitting Room, Study, Utility Room,
Two double Bedrooms (one with en-Suite Shower Room, Bathroom,
Detached Garage, Workshop/Studio, Delightful Gardens**

DESCRIPTION

Situated in an idyllic position in the heart of the town, just along from Hythe's historic St Leonards Church, Aran House is an impeccably presented detached bungalow beautifully set within its gardens and enjoying south facing views over Hythe and of the sea in the distance. The property has been continually upgraded and maintained by the current owners and offers bright and airy accommodation comprising an entrance vestibule, entrance hall, a sunny sitting room with a large bay window and wood burning stove, smartly fitted kitchen/dining room with doors opening out to a pretty private courtyard area. The inner hall leads to a study/third bedroom, utility room and two bedrooms, one with en-suite shower room, and a bathroom.

The gardens are a particularly attractive feature of Aran House and extend to the front, side and rear of the property. They are beautifully planted for year round interest, are delightfully secluded providing a delightful environment for alfresco dining and entertaining and the perfect vantage point from where to enjoy the views over Hythe and of the sea in the distance. To the front of the property is a driveway providing parking for a couple of vehicles and access to the detached garage adjoining which is a useful workshop/studio.

SITUATION

Church Road is situated within the desirable Conservation Area of the town, three roads back from the bustling High Street, with its range of interesting shops, boutiques, restaurants and cafes, doctors' surgeries, etc. the town is also well served by four supermarkets including Waitrose and Sainsburys. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further away together with a variety of sports and leisure facilities, including 2 golf courses and the Hotel Imperial Leisure Centre.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (5 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is just over 3 miles away and the ferry port of Dover 12 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a pair of double glazed doors, double glazed tilt and turn windows to side, tiled floor, door to:-

ENTRANCE HALL

Of split-level design: the lower level giving access to the kitchen, sitting room and study with steps leading up to the inner hallway and doors give way to two bedrooms and bathroom, access to **CLOAKROOM with W.C. and wash basin with vanity cupboard**, further storage cupboard, cupboard housing hot water cylinder, coved ceiling, radiator.

KITCHEN/DINING ROOM

Well fitted with a range of painted oak base cupboards and drawer units incorporating integrated Neff dishwasher, integrated Neff double oven, square edged quartz worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner AEG gas hob with extractor hood above, tiled splashbacks, coordinating wall cupboards, space for freestanding fridge freezer, double glazed window overlooking the garden, porcelain tiled floor, open through to dining area, coved ceiling, double glazed door giving access to the Courtyard garden, radiator.

SITTING ROOM

Fireplace recess inset with wood burning stove, double glazed bay window to front overlooking the garden, double glazed door giving access to the garden, coved ceiling, radiators.

STUDY/GUEST BEDROOM

Double glazed door giving access to the with double glazed window to side, access to airing cupboard with radiator and Ideal wall mounted gas boiler, tiled floor, radiator, door through to:-

UTILITY ROOM

Recess and plumbing for washing machine, butler sink with tap, space for freestanding freezer, full height cupboard, double glazed window overlooking the rear garden, radiator, double glazed door to rear garden.

BEDROOM ONE

Built-in wardrobe cupboards, double glazed window to front enjoying views over Hythe and of the sea, double glazed window to side, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with vanity cupboard below, obscure double glazed window to side, heated ladder rack towel rail, recessed lighting, extractor fan.

BEDROOM 2

Built-in wardrobe cupboards, double glazed window to front enjoying views over Hythe and of the sea, coved ceiling, radiator, door to:-

BATHROOM

Bath set in tiled surround with central mixer tap, tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, part tiled walls, tiled floor, recessed lighting, extractor fan, heated ladder rack towel rail.

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OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid extensively to lawn backed by borders stocked with a variety of mature shrubs including mahonia, hydrangea, pittosporum and a superb acer. A paved pathway leads to the front door and continues across the front of the house to a wrought iron gate giving access to the rear garden. To the side of the garden is a driveway providing off-road parking for up to 2 vehicles and access to the detached garage.

REAR GARDEN

Directly to the rear of the bungalow is a secluded paved terrace from where a wrought iron gate gives access to the front garden and two steps lead up to the main area of garden. This is enclosed by close boarded timber panelled fencing and a high ragstone wall affording the area a great deal of privacy. There is a manageable lawn backed by a further paved seating area encompassing an ornamental pond stocked with the appropriate aquatic plants and to the far end of the garden is an elevated

decked terrace, the ideal seating area from which to enjoy the far reaching views over Hythe and of the sea. There are various borders within the garden which are well stocked with a variety of shrubs, herbaceous and other plants including yucca, ceanothus, euonymus, daylilies, lilac, honeysuckle and hellebores. Outside lighting, outside tap.

DETACHED GARAGE

Up and over door to front, power and light.

STUDIO/WORKSHOP

Power and light, double glazed window overlooking the courtyard, access to cupboard housing Butlers sink and tap, wall mounted electric heater.

EPC Rating C

COUNCIL TAX

Band E approx. £2685.26 (2023/24)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





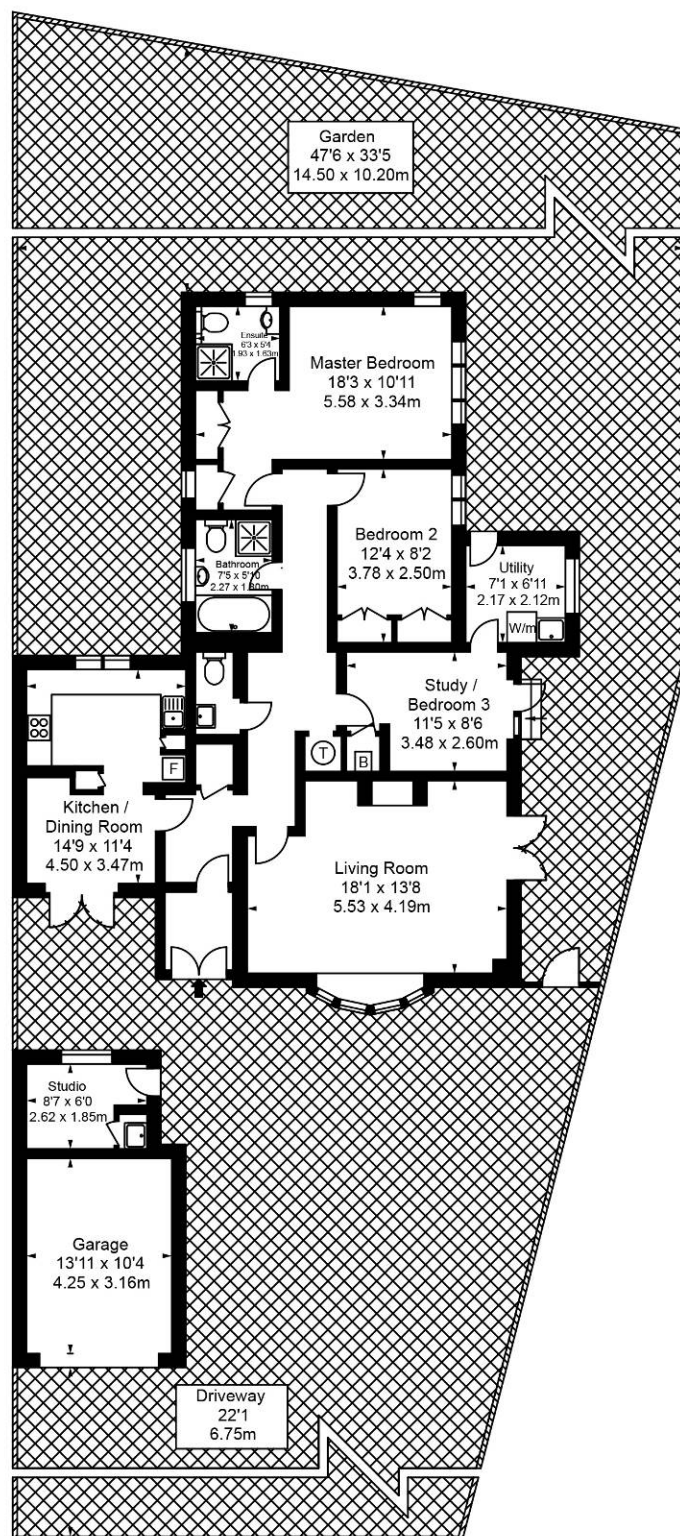
Aran House,
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Approximate Gross Internal Area :-

Ground Floor :- 114.15 sq m / 1229 sq ft

Garage :- 18.80 sq m / 202 sq ft

Total :- 132.95 sq m / 1431 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanettk.com